

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10591 Myrtle L. Dunn, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 24, 1970.

EFFECTIVE DATE OF ORDER - December 9, 1970

ORDERED:

That the appeal for variance from the side yard requirements of the R-2 District to permit erection of garage at 6507 North Capitol Street, lot 3 in Square 3728 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a two-story semi-detached single family dwelling.
3. The appellant proposes to erect a private garage (See Exhibit 2).
4. The appellant alleged that the garage could not be constructed in the rear yard because there is no access from a rear alley and the terrain declines going from the front of the lot to the rear. The appellant further alleged that the lot is triangular in shape and therefore the garage would be 3.0 feet off the property line.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations

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and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.